

MINUTES OF THE MEETING

2 November 2000

Projects Reviewed

Ballard Library
Stewart Place Alley Vacation
Fred Hutchison Cancer Research Center
Street Vacation
Immunex/ Pier 88 Skybridge
Municipal Civic Center

Convened: 8:30am

Adjourned: 3:15pm

Commissioners Present

Rick Sundberg
Ralph Cipriani
Jack Mackie
Cary Moon
Donald Royse
Sharon Sutton
Tory Laughlin Taylor

Staff Present

John Rahaim
Layne Cubell
Brad Gassman
Sally MacGregor

02 Nov 2000 Project: **Ballard Library**

Phase: Pre-Design

Presenters: Peter Bohlin, Bohlin Cywinski Jackson
 Alex Harris, Seattle Public Library
 David Kunselman, Seattle Public Library
 Mary Hamilton, Seattle Arts Commission

Attendees: Ross C. Baker, Laird Harris and Co.
 Frank Coulter, Seattle Public Library
 Michael Jenkins, Department of Design Construction and Land Use
 Robert Miller, Bohlin Cywinski Jackson
 Joan Rosenstock, Executive Services Department

Time: 1 hour (SDC Ref. # 169 | DC00113)

Action: The Commission appreciates the early, pre-design briefing and makes the following comments and recommendations:

- **The Commission supports the selection of the U.S. Bank site, which is at the end of the block bounded by 57th Street Northwest, 56th Street Northwest, and 22nd Avenue Northwest;**
- **appreciates the complicated negotiations over siting;**
- **supports the proposed co-location of the Ballard Library, a Neighborhood Service Center, and a U.S. Bank branch and hopes that the hierarchy of the three uses will be clear in the building design;**
- **supports the early siting and programmatic studies that explore the relationship of the library to the proposed park, which would be located diagonally across the intersection of 57th Street Northwest and 22nd Avenue Northwest;**
- **encourages the design team to develop the streetscape and civic character of the design from the point of view of the pedestrian;**
- **appreciates the proponents' plan to engage an artist in consultation with the Seattle Arts Commission, and urges the proponents to consider the use of a comprehensive Art Plan for the full Ballard Civic Center to identify common opportunities and themes;**
- **urges the proponents to develop guiding design principles that would be followed throughout the design process; and**
- **looks forward to further design development of this library co-location project.**

The Ballard Library will be developed as a fundamental component of the Ballard Civic Center Master Plan. Seattle Public Library, through an extensive public process, has investigated many potential sites for the library, and has presented these options to the community for review. The community responded to these options, and made further suggestions for sites as well. The proponents are currently conducting negotiations with U.S. Bank; there is a free-standing branch location at the preferred site, which is at the end of the block bounded by 57th Street Northwest, 56th Street Northwest, and 22nd Avenue Northwest. While this is the preferred site, there are still three potential sites. Seattle Public Library hopes to open this branch in the year 2002. The library will be approximately 15,000 square feet, the neighborhood

service center will be approximately 4,000 square feet, and the current bank branch is 6,500 square feet. The portion of the proposed building programmed as the bank may include 5,000 square feet for the bank, with 4,000 square feet for the bank drive-through. Early next year, the team will conduct pre-design meetings with the community, through the “Hopes and Dreams” program, to present the community’s interests to the architect.

The design team has not yet developed the schematic design and the team is waiting to meet with the community. The design team has identified the many challenges and opportunities that the site offers. The team has identified the heavy pedestrian traffic on 22nd Avenue Northwest, because of the bus stop nearby; the community would like a pedestrian oriented building along 22nd Avenue Northwest. Due to the many uses of the proposed building, the design team hopes to develop the design as a single story building, with parking below grade. 56th Street Northwest is a commercial-oriented street; the design team would like to locate the bank and parking access at this edge. The north edge of the site, 57th Street Northwest, is the soft edge of the site, as it marks the break between the residential and commercial areas, and the future library will be located diagonally across the intersection of 57th Street Northwest and 22nd Avenue Northwest. Also, the neighborhood service center needs significant, visible location at a corner, preferably the corner of 22nd Avenue Northwest and 56th Street Northwest. The design team has identified other programmatic challenges, such as the question of connection between the neighborhood service center and the library; this may be an interior connection, an exterior connection through an arcade, and the two uses could potentially share facilities. The exterior entries to these different programmatic uses could be shared or separated as well. The design team considers these opportunities interesting; and hopes to determine appropriate solutions through design development and discussions with the community.

The design team will identify an artist, through the Seattle Arts Commission, as a part of the design team early next year. The architect and community will also assist in the artist selection.

Key Commissioner Comments and Concerns

- Would like to know if the design team will address the commercial needs of the bank, as well as the civic character and importance of the library.
 - Proponents stated that they have identified this as a challenge. The team recognizes the need to maintain visibility and presence for these three uses. Further stated that the community has acknowledged the U.S. Bank’s role, and realizes that the bank has issues at stake through the development of this project. Further stated that U.S. Bank has acknowledged that it will not have frontage at the park’s edge; U.S. Bank would like to maintain visibility at the corner, and has stated that the drive-through must remain.
- Feels that the co-location is a good idea. Believes that the individual institutions should change and develop to recognize their changing role, possibly merging programmatically. Does not believe that a drive-through is civic.
 - Proponents stated that U.S. Bank has considered a suburban branch model, with drive-through banking underground, and the bank continues to work with the proponents to develop solutions. For the drive-through to be successful, it cannot create traffic problems.
- Would like to know if the proponents are assuming fee simple solutions for the subdivision of the project.

- Proponents stated that they are considering all possibilities. Further stated that they would like to acquire the entire site, and leasing a portion of it to the bank. Further stated that library bond funds cannot be used to develop a non-library use. The other portions of this co-location project would be built with funds from different sources.
- Is concerned about the sites to the east of this project; through which there is considerable redevelopment potential. Hopes that this project will attempt to relate to these future conditions as well.
 - Proponents stated that they have contacted the potential developers for these projects, and timing and coordination will be critical.
- Would like to know if the proponents have considered using the slope of the site to elevate the library, without creating a two story structure.
 - Proponents stated that the library will be oriented to the park, and this orientation will facilitate the function of the lower levels.
- Would like the proponents to explain the obstacles of the Bartell Drugs site.
 - Proponents stated that there are land ownership issues and Bartell Drugs does not want to move from this site. Further stated that the preferred site offers exceptional western sun exposure.
- Would like to know if an artist, potentially an arts planner, would have a significant role in the development of all of the components of the Ballard Civic Center, including the library, park, and Civic Center.
 - Proponents stated that they do intend to maintain consistency throughout the development of this area. Further stated that the funding for the acquisition of the park has been obtained, but there is no funding for design yet. The funds for these projects will come from different sources, and the implementation will require coordination. Further stated that artists will be involved, but there might not be a lead artist.
- Suggests that an arts planner could aid in the coordination of these different funding sources to create a cohesive design throughout this area, which will undergo a significant transformation.
- Would like to hear from Commissioners, as members of the consultant selection team, how the architect was selected, and what qualifications were most apparent in the selection process.
 - A Commissioner stated that the presentation of the selected design team was low key. The architect was very knowledgeable about the aspects of the three preferred sites, as displayed through sketches. The potential firms offered different perspectives, and the chosen team offered a thorough analysis. The selection committee was also impressed with the team's example of community participation, which was evident through the example of the Issaquah Library.
- Would like to know the parking requirements of this building.
 - Proponents stated that the library requires forty-five units, and the team is still investigating the requirements of the Neighborhood Service Center, and the bank. Further stated the team is studying ways by which the parking space count could overlap, and the team would like to fully develop the parking to meet the requirements, without significant excavation.

02 Nov 2000 Project: **Stewart Place**

Phase: Alley Vacation Briefing

Presenters: Rachel Ben-Shmuel, Ben-Shmuel and Associates
Douglas Howe, Touchstone Corporation
Jeff Smith, Collins Woerman

Attendees: Howard Anderson, Howard Anderson and Associates
Phiyona Au-Yeung, Callison Architecture, Inc.
Scott Barker, Capitol Music Center
Beverly Barnett, Seattle Transportation (SeaTran)
Lyle Bicknell, CityDesign
Michael Brown, Legislative
Arlan Collins, Collins Woerman
John Eskelin, Department of Neighborhoods
Sharon Haglund, Ben-Shmuel and Associates
Marni Heffron, Heffron Transportation, Inc.
Rich Hill, Phillips McCullough
Michael Jenkins, Department of Design Construction and Land Use
Lyn Krizanich, Denny Triangle Neighborhood Association
Dennis Meier, Strategic Planning Office (SPO)
Ethan Melone, Strategic Planning Office (SPO)
Shawn Parry, Touchstone Corporation
Marilyn Senour, Seattle Transportation, (SeaTran)
Meredith Urischig, Clark Design Group
Lorna G. Wallick, Wallick Consulting

Time: 1.25 hour (SDC Ref. # 170 | DC00199)

Actions: The Commission appreciates the excellent, thorough presentation and believes that the early briefing has been helpful.

- **The Commission reminds the proponents that when reviewing alley vacations, the Design Commission must examine the impact of the project within the larger context and assess the larger public benefits;**
- **appreciates the proponents' analysis of the Denny Triangle Neighborhood Plan in assembling a public benefits package;**
- **feels that the scale of the large floor plates is representative of the type of development that would be found in the suburbs, and to the extent that this shapes the public open space, urges the proponents to recognize that many of the existing technology-based offices have adapted to urban buildings that maintain and preserve the traditional street/alley grid;**
- **encourages the proponents to study examples of small scale, successful public open spaces;**
- **urges the proponents to incorporate the work of landscape architects and artists to develop the character and scale of the proposed open space;**
- **would like the team to study the impacts of this alley vacation on the streetscape and the long term implications of having the services located on the street;**
- **encourages the team to conduct thorough design studies that incorporate**

- **the existing alley, and consider a subterranean vacation only; and**
- **will need to review this alley vacation proposal again at a future Commission meeting.**

Stewart Place, 1000 Stewart Street will occupy the block bounded by Boren and Terry Avenues, and Stewart and Virginia Streets. This alley vacation will be proposed for a significant high technology office project and full block of contiguous development in the Denny Triangle neighborhood. Through the alley vacation, the team hopes to provide public open spaces. The team explained that the Denny Triangle, as the newest of the downtown neighborhoods, anticipates substantial residential growth and increasing employment opportunities. The team proposes that these open spaces, which would be two pocket parks, would ensure that amenities would also be included in the neighborhood's growth. The new technology industry in this area would reshape the desired unique characteristics and amenities, as these employees typically work for longer hours, and appreciate spaces that also promote activity and recreation.

The design team examined the characteristics of different types of open spaces throughout Seattle, ranging from large, unbounded stretches of open spaces, to smaller, enclosed spaces. While some of the larger, simple open spaces were mainly considered as a tableaux for art and trees, some of the smaller open spaces, enclosed on three sides, are more formal and private, and do not become a space through which pedestrians might wander.

The site, as a significant gateway from Capitol Hill and located on Stewart Street near the off-ramp from I-5, is in central Denny Triangle. The pocket parks would be located at Terry Avenue, and at the intersection of Stewart Street and Boren Avenue. The streets surrounding the site are public streets of a different character, and Terry Avenue is a designated Green Street. The design team hopes to develop the qualities of these open spaces through the attention to natural light and public art. These open spaces should be public, distinct from the building, playing a role as an open space in the neighborhood and the larger context of the city as well. The alley vacation would also allow the creation of a much more efficient parking layout, allowing all the parking to be located below grade. Service and loading functions would also take place below grade as well. The design team presented a range of design concepts, to determine the different scales and character of the project with the inclusion of the alley, and to explain the development of the request for the alley vacation. The first example contained a scheme using maximum build-out requirements. Further schemes developed with the recognition of the need for open space. As the buildings were pulled from the edges of the site, the size of the continuous floor plates also decreased. While some of the additional schemes successfully attained a larger floor plate, the open space was alternatively located at different corners, or near the center of the site. The character of these open spaces seemed to be private, to be used by the occupants of the building. The final design solution, requiring an alley vacation, included connected, large floor plates, and significant public open spaces, as well as recreation and outdoor space on the roof of one of the building masses. The open spaces at grade would be connected physically; this connection would be evidently visible as well, allowing passing pedestrians to see the connection, using it to pass through the block.

Key Visitor Comments and Concerns

- A representative from Seattle Transportation (SeaTran) recognizes that this is an area that will grow, develop, and change rapidly. SeaTran is aware of the goals of the community and the need for open space through the relationship between density and amenities. Hopes that a transportation committee will examine the project to determine the impact this project would have upon the area. SeaTran also recognizes the need to balance the goals of the community with the conservation of the city street grid as well.

- A representative from the community spoke on behalf of the alley vacation. As a downtown employee, recognizes the need for green space and open space, without solid walls on all sides. Would like a space that would be unique and interesting to walk by. Feels that the design recognizes the safety needs of the community by providing visibility from one open space to the other.
- A representative from the Denny Triangle Neighborhood Association supports the alley vacation, due to the proponents' goals to implement components of the Denny Triangle Neighborhood Plan. Hopes that projects such as these will leverage developers to realize and achieve the residential and open space goals of the neighborhood. Feels that this open space is exactly what the neighborhood plan calls for, as the open space is at grade, is open to the public, allows green open space to connect to Terry Avenue, which is a Green Street, provides an improved pedestrian environment, and provides park-like amenities in a sea of concrete.

Key Commissioner Comments and Concerns

- Recognizing the image desired by the high-tech occupants, would like to know if the floor plates would be open to the edge of the building, and if there will be multiple tenants.
 - Proponents stated that it will be a multi-tenant building with open and closed spaces. Further stated that the hard spaces of the building would be less flexible, while the soft spaces would have movable furniture. There would be a mixture of types of spaces.
- Would like to know the parameters of the floor plate concern. As the models demonstrated, there are many ways the floor plates could be developed. Would like to know why it is necessary to have such a large floor plate.
 - Proponents stated that the size of the floor plate is the main concern; stated that a typical office floor plate is 20,000 square feet. Further stated that the connected floor plates of main floors of the preferred design are 58,000 square feet, which provides tremendous flexibility for the users of the building. Further stated the goal was to keep the modulation of half-block scale, and still achieve the large floor plate. Proponents stated that the large floor plate is need to support the success of the building, which is largely due to interior building density. Stated that the core and other hard amenities could serve larger areas of the building.
- Appreciates the proponents' analysis of the technological sector, but also recognizes that this industry is very flexible. Many companies of this type have adapted to inhabit smaller historic buildings. Does not believe the future tenant has to have giant floor plates.
- Believes that the Design Commission's role is sometimes misunderstood. Recognizes that, as the Code provides benefits for green space and open space, people assume that the Commission would like these same amenities. Explains that, as the Design Commission investigates vacations, sole mitigation for removing right of way from the public is not justification for an alley vacation. The amenities provided by the proponents must be better than what was taken away, and the Commission must decide if this is the case. Feels that the Commission must decide if this is a true public space welcoming all types of people, rather than the tenants of the building. Explains that this is a difficult decision and many of the examples of open space that the proponents presented were oriented to the tenants of the building. Offers examples of strong public space in Seattle, including Steinbrueck Park, Occidental Mall, and Pioneer Square. Feels that these spaces are so obviously public that no one wonders if they are allowed. Is not convinced that the proposed open space would be a key public open space.

- Recognizes that alleys traditionally provide a location for services to a building. Would like to know how this building would be serviced.
 - Proponents stated that there would be loading docks below grade, accessed by Virginia Street; trucks and vehicle entry would be at another location. Further stated that the team is working with SeaTran to study who the traffic in this area will work.
- Feels that the proponents should investigate how this project would affect the overall streetscape pattern.
- Wonders what the future implications might be if this type of building becomes a prototype. Is reluctant to agree that the proposed open space would be truly public.
 - Proponents suggested that retail development on the first floor might influence the character and use of the open space.
- Compliments the proponents on the analysis and development of different floor plate and building mass relationships.
- Feels that the desired Floor Area Ratio and parking requirements could be achieved through a subterranean alley vacation, while maintaining the alley above grade.
 - Proponents stated that other schemes would allow traffic to flow through the alley.
- Feels that the proponents have offered a complete, helpful presentation. Recognizing that large blocks may be developed this way in the future, feels that there should be a comprehensive urban design investigation of whether or not these types of large block development make sense. Realizes that development is slowly interrupting existing grid patterns, feels that the investigation should examine the future, and what this grid interruption does.

02 Nov 2000 Project: **Fred Hutchinson Cancer Research Center (FHCRC)**

Ward Street Vacation

Phase: Street Vacation Briefing

Previous Review: 2 November 2000 (Street Vacation Condition)

Presenters: Rich Hill, Phillips McCullough

David Neal, Zimmer Gunsul Frasca

Guy Ott, Fred Hutchinson Cancer Research Center

Attendees: Beverly Barnett, Seattle Transportation (SeaTran)

Rachel Ben-Shmuel, Ben-Shmuel and Associates

John Eskelin, Department of Neighborhoods

Sharon Haglund

Ketil Freeman, Department of Design Construction and Land Use (DCLU)

Marilyn Senour, SeaTran

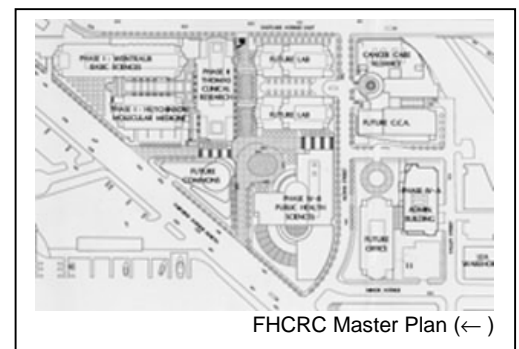
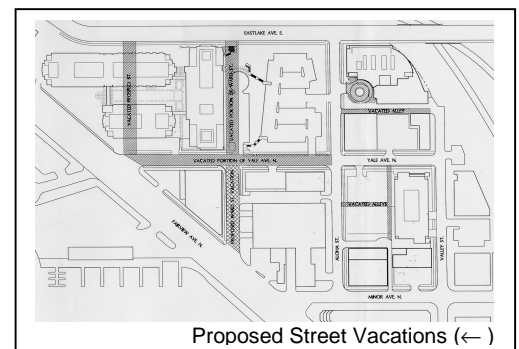
Time: 1 hour (SDC Ref. # 170 | DC00200)

Action: The Commission appreciates the thorough street vacation briefing and offers the following comments:

- **The Commission is generally supportive of the project, understanding that it will allow for the final phase of the FHCRC Campus Plan developed several years ago; and**
- **looks forward to the design development of the pedestrian environment of the campus as part of a complete public benefit package in a future presentation.**

Fred Hutchinson Cancer Research Center (FHCRC), due to its rapid growth and anticipated development throughout the future, relocated in 1988. This relocation, that will be completed through many phases, will allow all employees to be located on a single campus, whose offices were previously divided among many sites, not conducive to the nature of their research. The implementation of this proposed vacation, which is a part of Phase 4A, would also include a realignment of Aloha Street, as it intersects with Fairview Avenue North. Previously, Council gave early, preliminary approval of street vacations for this campus for future development, some of which is closed and part of the campus.

The majority of the site of the proposed new development is zoned C2-65, while a portion of the site is part of the shoreline district, which has a 30 feet height limit. The FHCRC buildings need to be linked below or above ground. The development of this site offers an opportunity to create a new “front door” access to the campus, providing security and a drop off space. The vehicle and service access is at Aloha Street. Through the development created by the vacation of Ward Street, the scale will be reduced to produce a pedestrian friendly corridor. These pedestrian changes will address the grade changes and will provide ADA assistance for the steep



slope. Additionally, these improvements will mend existing conditions, including sinkholes, and re-route public utilities. This development will also provide an opportunity to create future lab buildings and common space. The Queen Anne Design Review Board reviewed this project (due to the busy schedule of the Capitol Hill Design Review Board).

Key Commissioner Comments and Concerns

- Recognizes that the reconfiguration of Aloha Street, connecting Capitol Hill to Lake Union, will impact the traffic of the area.
 - Proponents stated that the team is studying these implications now, through the help of Seattle Transportation (SeaTran) and traffic engineering consultants. Further stated that there will be traffic signals to mitigate the traffic effects. A representative from SeaTran stated that currently there is no connection in this area, this connection will be safer than current conditions, and they do not anticipate a significant increase in traffic volume.
- Would like to know if this development would be inviting to pedestrians, through the development of items such as lighting, the width and paving of the sidewalk for example, and if the entrance would be accessible, or closed with a gate.
 - Proponents stated that the courtyards, near the center of the campus are private due to the courtyard traffic and the connections between the buildings on the courtyard. While it would be awkward to lock the doors of these buildings, the access into these buildings needs to be controlled and secure. Proponents do not expect to remove the north/ south and east/west axes. Further stated that the design team is developing the site plan to eliminate the intrusion of vehicles on the site and reduce the area of the street. The interior streets of the campus may be paved with brick pavers, and there may not be hard curbs. Further stated that as the plans for the pedestrian corridor are developed, the team will present the street improvements. Proponents further stated that, currently there are not many pedestrians that walk through the campus, and most of the people walking through are employees and visitors.
- Recognizes the need to promote security and safety for the scientists, and would like to know how the design and program will develop to promote supervision of these courtyards by those inside the buildings.
 - Proponents stated that security is primarily provided by a sophisticated, closed-circuit television, and a security force that patrols the site 24/7.
- Feels that some security could be provided by the programming of the spaces the bound the exterior courtyards and public spaces, rather than policing the site. Believes that adjacent uses could promote security.
 - Proponents stated that the offices and labs, along the edges, will be well lit, and the street lighting will be pedestrian-oriented. Further stated that there will also be intercoms to alert security.
- Encourages the proponents to take a preventative approach to security by programming active social uses adjacent to the courtyards, such as the library, cafeteria, or lounge.
 - Proponents agreed with this goal, and stated that the FHCRC is not allowed to have spaces open to the public.
- Would like to know if the team anticipates an increase an increase in pedestrian traffic, beyond the

current flow.

- Proponents stated that that would depend on the development on the lakeside. Further stated that FHCRC would not discourage interested exploration.
- Feels that there should be a new bus stop along Eastlake Avenue East and Ward Street for the additional employees.
 - Proponents stated that they hope for another bus stop, as well as space for bus staging. FHCRC provides bus subsidies for its employees, and provides 200 bike spaces, lockers, and shower services to promote alternative transportation.
- Would like to know if the proponents plan to gate the north/south and east/west access points.
 - Proponents stated that access should be restricted at night, but they do not intend to gate the access.
- Feels that there should be visual access through the axes of the site. Hopes that this visual access will not be blocked at Yale Avenue North.
 - Proponents stated that the design is not yet absolute, but must meet programmatic requirements.
- Recognizing that the entire campus is a high technology integrated system. Applauds the team for the small, separate buildings, rather than a large, single mass.
 - Proponents stated that the there is interconnection underground. Further stated that the goals of the FHCRC campus are different from typical developer's goals of an increase in Floor Area Ratio (FAR).
- At future presentations, would like to see further detail of the pedestrian experience and design principles to better understand the future of the campus.
- Would like to know if the Commission would see proposed skybridges in the future.
 - A representative from Seattle Transportation (SeaTran) stated that there has been significant City Council support. Earlier vacations in this isolated triangle have not caused SeaTran concerns about pedestrian and vehicle access. Further stated that this early high technology development in this area has spurred development in the South Lake Union area.

02 Nov 2000 Commission Business

ACTION ITEMS

A. TIMESHEETS

B. MINUTES FROM 05 OCTOBER 2000

ANNOUNCEMENTS

C. AIA OPEN HOUSE, NOVEMBER 3RD

DISCUSSION ITEMS

D. NEW BOARDS AND COMMISSIONS ROOM/ RAHAIM

E. DC CANDIDATE UPDATE/ CUBELL

F. DEVELOPER'S WORKSHOP, NOVEMBER 8TH

G. LOBBYING ISSUES/ RAHAIM

H. CHAIR PROSPECTS/ SUNDBERG

02 Nov 2000 Project: **Immunex/ Pier 88 Skybridge**

Phase: Initial Briefing/ Skybridge

Presenters: Brian Horman, Immunex
 Stevan Johnson, Johnson Architecture and Planning
 Rick Johnson, KPFF Consulting Engineers

Attendees: Janet Donelson, Immunex
 John Eskelin, Department of Neighborhoods
 Leo Kaarrekoski, Seattle Transportation (SeaTran)
 Brian McGinnis, Intracorp
 Ethan Melone, Strategic Planning Office
 Charlotte Puff, Johnson Architecture and Planning
 Sydney Schremser, Johnson Architecture and Planning

Time: 1 hour (SDC Ref. # 170 | DC00198)

Action: The Commission sub-committee recommends approval for the beautifully designed pedestrian bridge, and would like to make the following comments and recommendations:

- The Commission urges the design team to incorporate transparent materials to allow maximum visibility through and from the bridge;
- urges the proponents to examine ways by which the bridge design, through the development of signage, path directions, and landscape design, could encourage public use of the bridge, directing pedestrians from Kinnear Park to Elliot Bay Park;
- encourages the design team to develop any security closure, gate, or barrier to be as elegant and unobtrusive as possible; and
- encourages the design team to address Seattle Transportation's (SeaTran) outstanding concerns regarding the touch-down island of the mid-span support and the accessibility of trucks.

Tory Laughlin Taylor and Jack Mackie recused themselves from the discussion of this project.

The Helix Pedestrian Bridge, part of a phased Immunex development would be located at West Prospect Street, near the grain site at Terminal 88. The bridge would be a condition of the Master Use Permit (MUP). The proposed bridge is designed to accommodate the programmatic requirements of a public pedestrian route to Elliott Bay Park as part of the Immunex transportation management plan. Immunex anticipates up to 1500 trips a day as it will provide a link for Immunex employees, as well as a convenient connection for the general public, through potential trail systems from the Queen Anne neighborhood to Kinnear Park. Also, the team feels that the bridge will enhance the view corridor opportunities to the water and downtown, and the bridge will form a recognizable gateway to the Immunex campus.

Through the development of the bridge design, the team has worked with the adjacent businesses to understand the impact of this bridge. There are concerns about existing facilities, and the businesses' reliance on truck circulation and accessibility along the West Prospect Street right of way, and Alaskan

Way West right of way. As many of the adjacent properties are not yet developed to full Seattle Land Use Code height and bulk limits, the team has developed to project with the anticipation that these sites, in the future, will be developed to their potential.

The bridge design has developed to reflect the science and technology of Immunex, through the incorporation of a double helix. The team feels that this design will become a representation of the anticipated high tech development of this corridor. Structurally, this bridge is complex in its design, as there are elements that are symmetrical and asymmetrical. The arches carry the loads in compression with slender members. The side arches cant out to created opposing tension, which in turn creates forces that must be mitigated by the spline of the bridge deck itself, which is a stabilizing element key to the overall structure. The main arch is 410 feet long, while the smaller arches are 200 feet long. The span is covered by a membrane roof, and while one side will be glazed, the other side will be screened. This will mitigate the southerly breezes and provide protection from the elements, while maintaining a view. There will be a wire, cable handrail, which will also be simple and transparent. The design team also hopes to effectively mitigate the pedestrian movement around these industrial areas through the bridge design and other improvements. The bridge will be 11 feet wide, to allow bicycle and pedestrian movement in both directions; there will also be an elevator at each end, to provide accessibility. The bridge will be open to the public during the same hours as the public park.

Key Commissioner Comments and Concerns

- Would like to know why the landing directs pedestrians around the campus, to the park, rather than through the campus.
 - Proponents stated that scientific research laboratories and other confidential spaces are programmed for the ground floor of this complex. Further stated that public pedestrian circulation would not be compatible with these uses, and the bridge landing directs pedestrians away from the campus without blocking views with a fence.
- Would like the proponents to explain why this bridge is needed.
 - Proponents stated that the need for this bridge was established through the environmental and public review process; many groups identified the potential traffic impacts of this project, as well as the need for a link to Elliott Bay Park. Further stated that the Department of Design, Construction and Land Use (DCLU) encouraged Immunex to promote transit use by its employees, as sixty percent of their employees currently commute by transit.
- Would like to know how Immunex employees will exit the bridge at the Eastside Drive landing.
 - Proponents stated that from the landing, the stairs guide circulation in both directions; one path will also direct pedestrians to the main building circulation.
- Would like to know how the bridge will be closed after hours.
 - Proponents stated that the design of this has not yet been resolved, and the team has not developed the needed security measures yet. Further stated that the design would be discrete.
- Would like to know if the building components will be translucent.
 - Proponents stated that mist of the materials would be translucent. Further stated that the

walking surface would be lit as well.

- Feels that the bridge design is elegant, and will represent the high technology of the Immunex campus. Realizes that the bridge will also serve the public interests, and would like to encourage the proponents to consider the installation of a sidewalk, adjacent to future buildings at this site.
 - Proponents stated that the park is further south, and this path leads people in that direction, to the heart of the park.
- Commends the design team for the handsome design, and hopes that the mesh will be transparent, as the beauty of the bridge is in the exposure of the main structure.
 - Proponents stated that, as the bridge faces the oncoming traffic of the railroad, the openings in the mesh cannot be over two inches, preventing items from entering the bridge path. Further stated that the bridge spans a tough environment, and the design retains this industrial quality.
- Feels that the landscape design, rather than actual signage, could direct pedestrians to their respective destinations.
 - Proponents stated that they are working with a landscape architect, and recognized the implications of the landscape design.

02 Nov 2000 Project: **Municipal Civic Center- Discussion**

Phase: Schematic Design

Previous Reviews: 2 December 1999 (Scope Briefing), 16 March 2000 (City Hall/ Schematic Design Concept), 20 April 2000 (Open Space Conceptual Design), 18 May 2000 (Concept Briefing), 17 August 2000 (Schematic), 21 September 2000 (Schematic)

Design Team: Marilyn Brockman, Bassetti/ Bohlin Cywinski Jackson
 Peter Bohlin, Bassetti/ Bohlin Cywinski Jackson
 Kathryn Gustafson, Gustafson Partners
 Ken Johnsen, Shiels Oblatz Johnsen
 Barbara Swift, Swift and Company
 Brad Tong, Shiels Oblatz Johnsen

Client Group: Richard Conlin, City Council
 Maud Daudon, Office of the Mayor
 Jan Drago, City Council
 Paul Schell, Mayor
 Peter Steinbrueck, City Council

Attendees: see attached

Time: 1.25 hour (SDC Ref. # 221 | DC00119)
 (SDC Ref. # 221 | DC00139)
 (SDC Ref. # 221 | DC00143)

Actions: The Commission appreciated the discussion of the recent Council resolution for the City Hall schematic design, and pledged to work with the team to develop a workplan and timeline by which to fully address the concerns expressed in the resolution within the next two months.

The Commission convened a meeting with the City Hall design team and Client Group to discuss the City Council resolution to approve the schematic design for the Seattle City Hall, subject to some conditions. The resolution, drafted by Councilmember Steinbrueck, represents a number of issues brought forward by the Seattle Design Commission and many other citizens and professionals. A primary goal of the meeting was to develop a time frame and strategy by which to address the concerns. The Commission understands that any delays negatively affect the budget, but would like to work to resolve lingering concerns with the project's design before moving on to design development. The Commission has already expressed reluctance to address these concerns through a sub-committee. While there is subtlety and richness exhibited in the interior of the building, the exterior does need some design development.

Discussion by the Commission

- Feels that the proportions of the building constitute one concern. Understands the constraints and limitations of the site, but is convinced that the façade of the office building can still be modified. Has confidence that the design team will be able to resolve the design of this façade.
 - A Councilmember expressed a desire to address the concerns through a hierarchy of

issues. Does not believe that civic expression is addressed through the proportions of the building.

- Believes that civic expression is a difficult concern to address, and presented examples. Feels that the civic expression relates to the stature of the building, not just the depth of the building. Believes that there should be some quality about it that is thrilling without being convoluted.
 - A Councilmember stated that the building should have an identity that could not be confused with other types of buildings.
- Believes that while the overall design is missing some inspiration, the design components are in place to provide this inspiration, but they have not been fully developed yet. Believes that there are beautiful aspects to the building; feels that the shape of the Council chambers is elegant, spatially and as a form. Feels that the office block should “soar.” Believes that the site design itself is another critical concern in the way building meets James Street and Cherry Street, and feels that there are too many blank walls.
- Agrees that the presence of blank walls is a concern with which the city struggles because of the city’s topography. Recognizes that the topography is difficult to address. Feels that City Hall should set an example of how this can be handled. Does not want to set a precedent through this type of variance (that enables large blank walls).
 - A member of the design team agreed that this side wall area needs further development. Would like to create a personal experience along both James and Cherry Streets.
 - A Councilmember expressed the desire to develop the open space areas; stated that the streets should flow into the spaces, rather than becoming a barrier.
 - A member of the design team stated that there is a challenge incurred by the development of the open space. Because of the difference in grade, there is a need to navigate these slopes, reducing the areas of flat open space, and instead, creating more, smaller gathering spaces. Further stated that the previous designs tried to create these connections, through the incorporation of stepping. Concerns about this design solution prompted the design team to bring the larger plaza down, and cup the walls around the space, as fingers that reach the street.
- Does not believe that this is a project that should request variances. Feels that the design team should meet every requirement.
 - A member of the design team suggested that there should not be a change in the relationship of the spaces, but stated that the transition from the street to the open space should be made agreeable and inviting. Further stated that, because of the grade, an entry cannot be provided at every point, but pedestrians should understand where the entry point is, and the journey to that point should be easy and obvious. Agreed that the experiences on Cherry and James Street need work. Would like to point out that the codes are written for commercial and other types of businesses, and this is an important civic building. Stated that everyone should examine the solutions and analyze how pedestrians would feel, but must also recognize that this a different type of building.
- The Commission has asked CityDesign to convene meetings in the coming weeks to address the programming concerns of the Fourth Avenue level, particularly the piece at Fourth Avenue and Cherry Street. Realizes that the lead artist for the project has started to define the Cultural Café, and feels that the programming of this space should also be addressed through this discussion. The

Commission hopes that this space does not become commercialized, but activated.

- A Councilmember expressed concern about the fixation on the Fourth Avenue and Cherry Street corner as the solution that could pull the project together. Stated that the civic spaces should be examined in their entirety and feels that this corner would be a success if the entire area is activated, rather than searching for some easy solution, such as a coffee shop. Hopes that the entire exterior open space will work well. Feels that the structure should be pulled back from the corner, and the open space could relate to the street. Feels that the Cultural Café could be pulled out and could become a focal point for the entire civic space, for example. Would like to urge all present to recognize that there is not a sufficient budget for some of these spaces; this space could be used, in the future for potential office expansion.
- Believes that one reason the Commission has become fixated on the design component of the Fourth Avenue and Cherry Street corner is that this building should represent the way in which the public accesses government, and this interaction should be visibly represented in this area of the building, especially. Often the design team responded to this concern by stating that the Cultural Café served this function. As it was an important component of the solution, the Commission felt that the design team should present how this space works, where this space is, how it integrates with public plazas, and how it activates the spaces.
 - A Councilmember stated that it is difficult for the architect to respond to those types of comments, because there is no specific program for the corner of Fourth Avenue and Cherry Street. Believes that there are different design solutions for this component, to integrate with the open space.
- Recognizes these concerns, and states that these programming concerns would be addressed at future meetings, but the Commission is also concerned about how this space reads as an entry. The Commission feels that a majority of citizens entering this building might use the entry at this corner.
 - A Councilmember stated that the corner of Fourth Avenue and Cherry Street typically provides a space for serendipitous gathering, due to the type of traffic at this corner.
 - A proponent stated that if this corner, as an extension of meeting space, reached across to recognize the space and program across Cherry Street, there would be a risk and concern that this space would become retail. Feels that the programming meetings convened by CityDesign should address this issue, in order to give the design team a clear direction and a means by which to design this space.
 - A Councilmember expressed concern about the importance and the implication of the design of this corner, and how this related to the design of the entire block. This portion of the site will be constructed two years in the future. Feels that the primary design attention should be centered on the other portion of the block, which is on a shorter timeline.
- Feels that this part of the block should be resolved at design development, regardless of whether or not this portion of the design is complete with contract documents. Feels that the provision for important pieces, such as the sun wall, should be in place.
 - A member of the design team stated that the sequence into the building, once the pedestrian is partway into the site, has been developed. Feels that the entry will be psychologically and visually compelling.
- Believes that if there is a design on the table, that is agreed to, it needs to be a design that everyone is

committed to build. Otherwise, the part of the building to be constructed in Phase II will take cost hits, and the portion along Fourth Avenue will be downgraded, in order to construct the other portion of the building. Feels that there should be a commitment to this portion of the design, before the team moves through design development.

- A member of the design team stated that they have conducted a number of light studies to determine the quality of light in the interior spaces. The team has determined that the windows in the office tower should be larger, and there should be light shelves on the east and west of the building, to bring light deeper into the interior spaces. To address other sustainability concerns, the design team feels that there should also be vertical fins on the north side.
 - A Councilmember stated that there has not been enough discussion about what will go in the Cultural Café and inside of the structure at the corner of Fourth Avenue and Cherry Street. Believes that there should be a brainstorm about the opportunities that the program could provide.
- Recognizes that if the Cultural Cafe will carry the burden of activating space, uniting citizens with government, representing how government works, then it needs to be very visible.
 - A Councilmember stated that, as the design team begins to address these concerns, they should recognize the limits of the project budget. Feels that many different options should be proposed.
 - A member of the design team stated that the Art Plan fully explains how the space of the Cultural Café will be more culturally complex. Recognizes that the lead project artist has done thorough research.
- Given that Key Tower is a significant part of the Civic Center and our City government, feels that the connection to Key Tower should be addressed, because it is far behind schedule.
 - A Councilmember expressed concern with the building design at the corner of Fifth Avenue and Cherry Street. Recognizes that this part of the building is changing, but feels that this corner of the building will be a key concentration point, and does not feel that the design reflects this. Feels that the building façade is simply a storefront with offices above, similar to an office building. Would like to see some streetscape, pedestrian perspectives.
 - A member of the design team explained that there is a canopy along the exterior face, there are no longer steps, and there is a colonnade inside, with art. Further stated that the exterior lighting plan in this area is being developed, and the lighting will improve this area as a civic space, enliven the space at night, and link the City Hall to Key Tower.
- Would like to understand the future character of the private development on the Public Safety building block, and the connection to the center of this campus.
 - A member of the design team stated that there is a schematic design for the open space of this area, connected to the open space of City Hall, and there will be design guidelines before a portion of this block is sold to a private developer. Further stated this and a number of other issues are all tied to the difficulty of a phased Master Plan, but feels that this challenge has been met with a will to carefully implement the Master Plan, which requires a certain amount of trust and proactive effort.
- Feels that the “user-friendly” aspect of the open space is another important issue to investigate,

through an understanding of what is fixed, movable, and the tactile quality of the surfaces. Feels that there should be an in-depth, several hour discussion of these pieces. Feels that the formal design of the open space is beautiful, but is not sure how well it will be used. Believes that there should be a schedule to resolve and address these issues throughout the coming months.

- A Councilmember expressed concern about the open space design, stated that the design approach is too hierarchical. Appreciates the discussion about the open space design, but does not believe that people will gather and congregate on the stairwell. Hopes that the design could become more welcoming and embracing. Wonders if there could be a trade-off between a space that is public and functional, rather than solely a beautiful place. Feels that this design discussion process has been very gratifying.
- A Councilmember stated that the Resolution did not originate with the City Council, while they did adopt it. The Resolution reflects a broad community response to this design, ranging from lay members of the public to design professionals and experts. Does not feel that a Council resolution was the best way to address these concerns.
- The Director of the Department of Design Construction and Land Use (DCLU) stated that there is time to efficiently work through the issues, as the dialogue between CityDesign, City Council, and DCLU continues, and the project moves towards the building permit stage.
- A representative of the Office of the Mayor acknowledged that this process has been helpful to understand the main issues of concern. Over the next few months, feels that it would be helpful to develop a schedule that engages the appropriate people, and would like to recognize these meeting as milestones in the process.

02 Nov 2000 Project: **Municipal Civic Center- Discussion**

Attendees: Rodrigo Abela, Gustafson Partners
Lee Belland, City Budget Office
Jim Compton, City Council
Rodney Eng, Law Department
Alex Field, Strategic Planning Office
Rick Krochalis, Department of Design, Construction and Land Use (DCLU)
Monica Lake, Executive Services Department
Anita Madtes, Gustafson Partners
Bill McGillin, Law Department
Meg McNeil, Shiels Obletz Johnsen
Irene Namkung, Legislative Department
Janet Pelz, Pelz Public Affairs
Jun Quan, Executive Services Department